



## OFFERING SUMMARY

Available SF: 2,160 - 2,930 SF

Lease Rate: Negotiable

Year Built: 1965

Building Size: 12,221

Market: Downtown OKC / Auto Alley

## PROPERTY OVERVIEW

This Auto Alley redevelopment project consists of Skydance Brewery, a 2,100 SF food & beverage suite and two office/retail suites with a dedicated parking lot. Dedicated parking spaces and an alley-side loading area are available to tenants.

All suites have industrial features and raw brick walls. New storefronts and shared amenities are currently under construction by the Landlord with delivery in summer 2021 for tenant improvements.

## PROPERTY HIGHLIGHTS

- Dedicated parking lot
- Nearby residential and office tenants
- Patio and courtyard provided in Landlord's core and shell work
- Sign opportunities for all tenants

**ALLISON BARTA BAILEY**  
405.239.1245  
abailey@pricedwards.com  
pricedwards.com

**LEASE TYPE** | NNN

**TOTAL SPACE** | 2,160 - 2,930 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | Negotiable

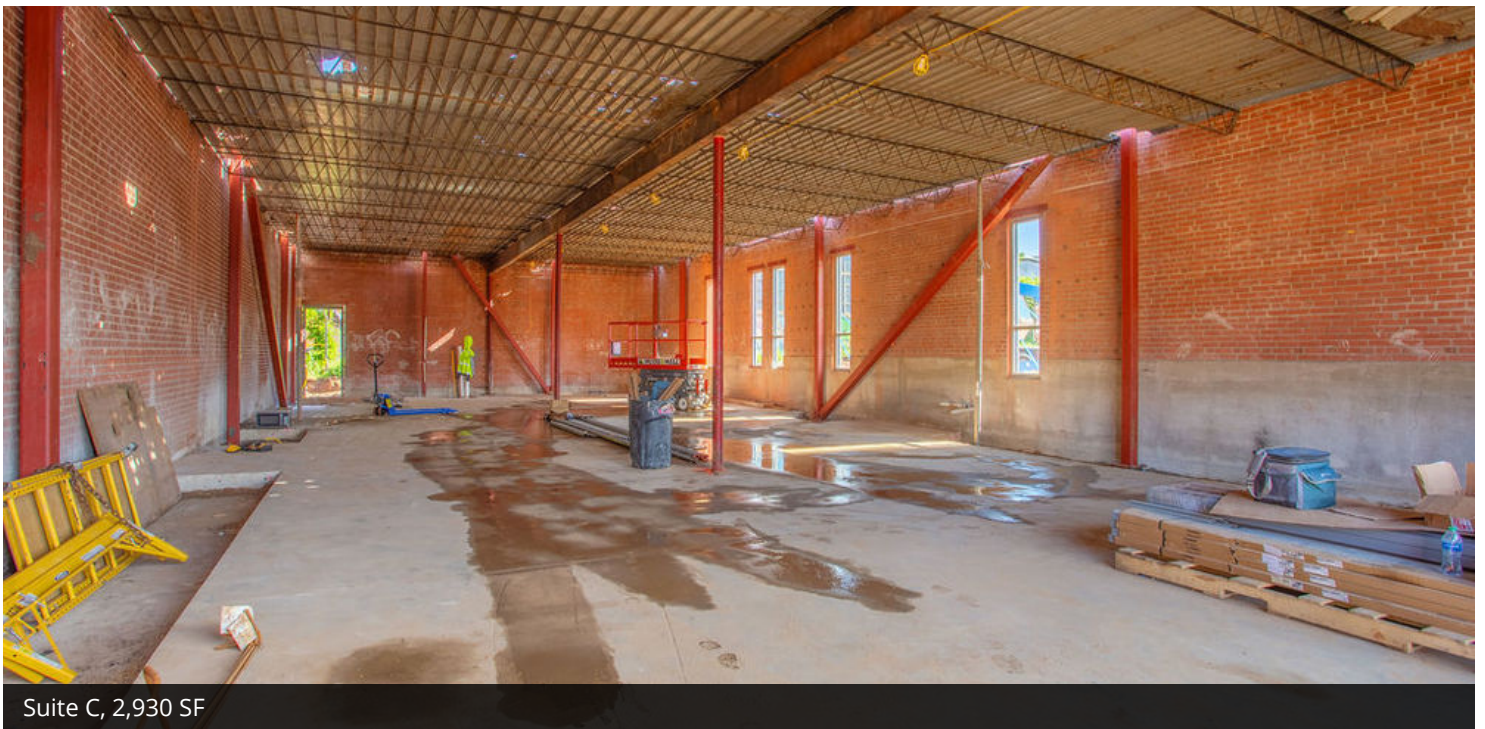


SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1 NE 7th Street, B	2,160 SF	NNN	Negotiable	14.5 ft ceiling, access to patio & courtyard
1 NE 7th Street, C	2,930 SF	NNN	Negotiable	13.5 ft ceiling, access to courtyard

**ALLISON BARTA BAILEY**  
405.239.1245  
abailey@priceedwards.com  
priceedwards.com



Suite B, 2,160 SF



Suite C, 2,930 SF



View of Downtown from 1 NE 7th

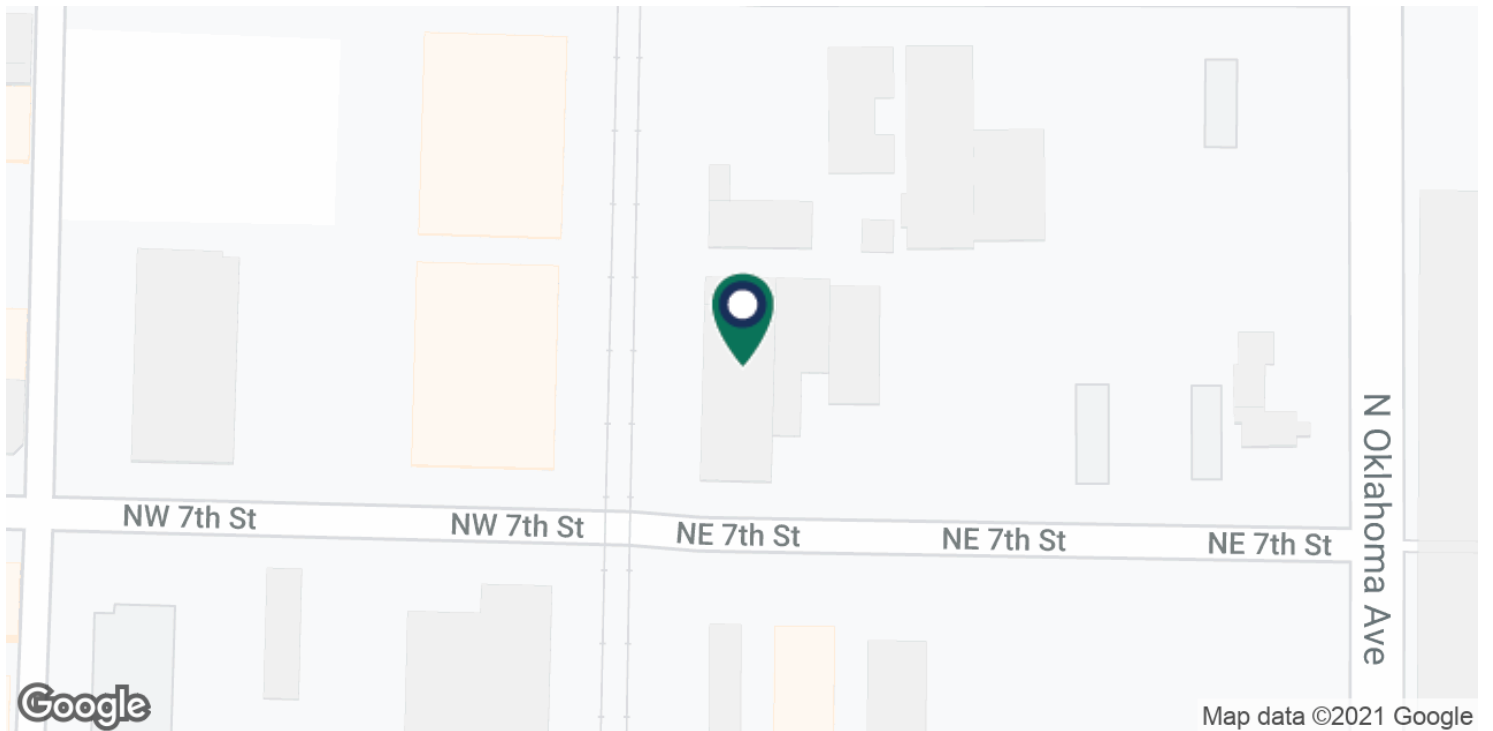
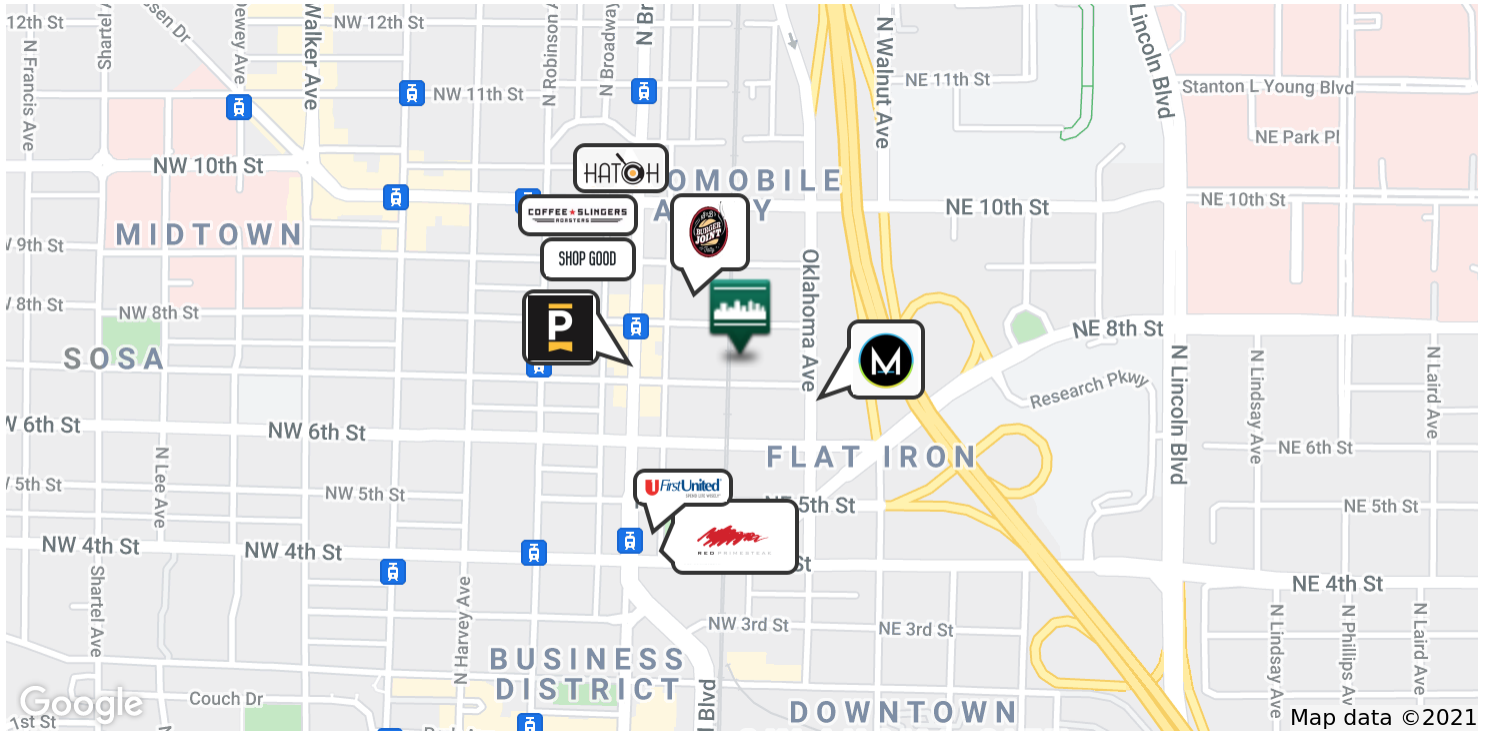


Suite B Interior, under construction

**ALLISON BARTA BAILEY**  
405.239.1245  
abailey@priceedwards.com  
priceedwards.com

# 1 NE 7th Street

1 NE 7th Street, Oklahoma City, OK 73104



**ALLISON BARTA BAILEY**  
405.239.1245  
abailey@priceedwards.com  
priceedwards.com